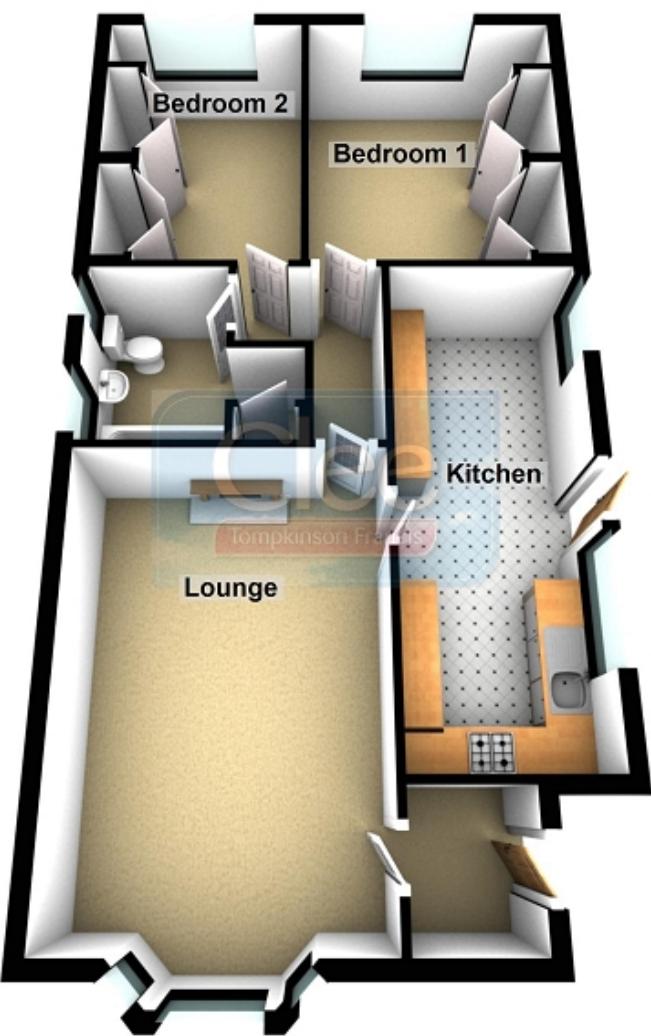


Ground Floor



Chartered Surveyor, Valuers,  
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12 Offices Across South Wales

Stratton Way  
Neath Abbey  
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Neath Port Talbot.

Price £265,000



- DETACHED BUNGALOW
- 2 BEDROOMS
- LOUNGE
- KITCHEN
- SPACIOUS DRIVEWAY LEADING TO GARAGE
- LOW MAINTENANCE REAR GARDEN
- POPULAR RESIDENTIAL LOCATION
- NO CHAIN

### General Description

Situated in the sought-after area of Cwrt Herbert, Neath, this well-presented detached bungalow offers an exceptional opportunity for those seeking a blend of comfort and convenience. Call us today to book your viewing appointment.....



Viewing: 01639 646 926

Website: [www.ctf-uk.com](http://www.ctf-uk.com)

Email: [neath@ctf-uk.com](mailto:neath@ctf-uk.com)

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#### Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via [surveys@ctf-uk.com](mailto:surveys@ctf-uk.com).

Tel: 01639 646 926

Email: [neath@ctf-uk.com](mailto:neath@ctf-uk.com)

Web: [www.ctf-uk.com](http://www.ctf-uk.com)

## Property Description

Situated in the sought-after area of Cwrt Herbert, Neath, this well-presented detached bungalow offers the perfect blend of comfort and convenience. Boasting two generously sized bedrooms, the property has been beautifully maintained, however, some modernising required. Ideal for a range of buyers.

The bright and welcoming interior features bathroom and thoughtfully designed living spaces, ensuring both relaxation and practicality. A highlight of this charming home is the expansive driveway, providing ample off-road parking and leading to a secure garage - perfect for families or those needing additional storage.

Set within a peaceful, residential neighbourhood, the bungalow enjoys easy access to the historic town of Neath, renowned for its vibrant local shops, excellent schools, and friendly community spirit.

Nature lovers will appreciate the proximity to Gnoll Country Park, a picturesque haven perfect for walking and outdoor activities. For commuters, convenient road links and nearby Neath railway station ensure swift connections to Swansea, Cardiff, and beyond.

This is a rare opportunity to acquire a delightful home in a fantastic location. Arrange a viewing today to fully appreciate all that this bungalow and its surroundings have to offer.

### **Hallway (5' 01" x 4' 03" ) or (1.55m x 1.30m)**

Entrance to hall, fully tiled walls, laminated flooring.

### **Lounge (16' 11" x 11' 06" ) or (5.16m x 3.51m)**

Bay window to the front, feature fireplace, laminated flooring, radiator.

### **Kitchen (19' 03" x 7' 03" ) or (5.87m x 2.21m)**

cupboard housing gas central heating boiler, radiator.

## External

Low maintenance frontage with loose stone. Spacious driveway leading to garage. Side gated access to the rear garden. Enclosed paved rear garden.

## Agents Note

There is a railway track, situated behind the property.

## Services

Mains electricity, mains water, mains gas, mains drainage

## Tenure

Freehold

## Council Tax

C

